

For Over a
Century

Original SOUTH BOISE

Boise's Southside
Neighborhood



August 26, 2003

Neighborhood Plan



History



Beauty



Community



The logo features the word "Original" in a cursive script, followed by "SOUTH BOISE" in a bold, blocky font. The text is framed by decorative horizontal lines with a checkered pattern.

Table of Contents

SECTION	PAGE
CHAPTER 1	
Introduction and Vision	3
Preserving Our Neighborhood	4
Public Participation	5
Plan Organization	5
CHAPTER 2	
Background Report	7
History	7
Zoning 2003 Map	14
Land Use Map	15
Land Use	13
Services and Amenities.....	21
Sidewalk Gaps Map	22
Schools.....	25
Transportation	27
CHAPTER 3	
Plan Objectives and Policies	33
Safety	36
Sense of Community	37
Economic Development	40
Historic Preservation	41
Proposed Sidewalks Map	42
Transportation	43



**Oregon Trail park at Broadway and
Boise Avenue.**



**Historic home on Grant
Avenue**

CHAPTER 1

INTRODUCTION AND VISION

The Original South Boise Neighborhood is bounded by Beacon Street, Broadway, and Boise Avenues. It is within walking distance of downtown Boise, the Greenbelt, Parkcenter, and Boise State University. Within its 33 blocks are homes, duplexes, apartments, offices, restaurants and retail businesses. Since the 1890s, this area has been the model of a pedestrian-oriented neighborhood, with homes, services and employment within walking distance.

In 1991, the BSU Neighborhood Plan targeted this area for redevelopment as multi-family student housing. In the 1999 revision to the Boise Comprehensive Plan, this was modified to protect areas of the neighborhood that reflect the character of well-maintained owner-occupied neighborhoods.

Large multi-family developments that will serve Boise State student housing needs have developed elsewhere near the campus—to the west near Ann Morrison Park, to the east near Parkcenter, to the north, in the Myrtle/Front redevelopment area, and on campus, where facilities with 800 beds are now under construction.

Our area continues to serve a neighborhood of homeowners who locate here because of the area’s unique location and character. Recent development trends show a great deal of new single-family construction, as well as updating of existing homes by owners.

Neighborhood residents believe that it is in the City’s best interest to preserve this area as a viable single-family neighborhood.

This plan is intended to provide a design framework for compatible future development that preserves the historic character of this neighborhood. We also plan for the provision of missing amenities, such as a neighborhood micropark and sidewalks. We aim to beautify the neighborhood with trees, gardens and public art. We will work as partners with property owners, residents, schools, churches, and businesses to create a prosperous, high-quality neighborhood with a sense of pride of place.

Finally, our goal is to nurture a community here which neighbors will desire to call “home” for a lifetime.



Residence on Denver Avenue is across Rossi Street from the Broadway Shopping Center.



Neighbors enjoy visiting at the 2002 Euclid Nazarene Church neighborhood block party.

PRESERVING OUR NEIGHBORHOOD

The area is and will continue to be under development pressure and as this development occurs Original South Boise neighborhood residents hope to maintain the existing neighborhood character and quality of life. This plan calls for neighborhood improvement projects, specific change in zone and review processes to ensure quality development that is compatible with the existing homes.

Accommodating change in older neighborhoods such as Original South Boise has been a challenge across the country. We feel the following quote from *The Infill and Redevelopment Code Handbook* compiled by the State of Oregon applies perfectly to our neighborhood.

It is in a community's best interest to accommodate growth in a manner that has the least negative impact on existing neighborhoods. The compatibility of new buildings may be enhanced by incorporating building styles and details common in the neighborhood. For example, a building's design should relate to surrounding buildings in terms of scale, color, window orientation and proportions, and facade articulation

Buildings can be designed to reduce negative impacts on the neighborhood by orienting windows away from the private areas of nearby houses, stepping back building bulk from property lines to allow more sunlight to surrounding lots, and using building forms and materials that are consistent with the character of buildings nearby. Site design features, such as screening and landscaping, can also help developments blend into the neighborhood.



Streetscape in the 1400 block of Manitou Avenue. Residences have covered porches or stoops, typical of the area.

PUBLIC PARTICIPATION

Public participation has been an important part of this plan.

At a December 2001 neighborhood meeting, a vision/planning committee was formed to develop a long-range vision for the neighborhood. In October of 2002, the vision draft was presented at a regular neighborhood meeting and comments were requested. Shortly thereafter, the draft was presented to Lance Evans, Boise Neighborhood Planner, who encouraged the neighborhood to develop a plan.



Neighborhood Planner Lance Evans discusses planning at the Original South Boise neighborhood meeting of February 11, 2002.

The kick-off neighborhood meeting was on February 11, 2003 with approximately 40 people in attendance. The planning committee then held meetings to work on the plan and background report on March 20, April 17 and 29th, May 15, and June 12, 2003. The draft plan was presented to the entire neighborhood for final comments and approval on June 24, 2003. The planning committee met with neighbors on August 21 to discuss their comments and incorporate them into the draft.

PLAN ORGANIZATION

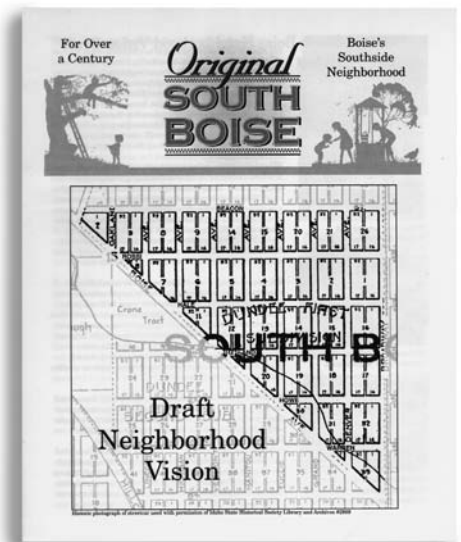
The Plan follows the same structure as the 1997 Boise City Comprehensive Plan. Each plan element contains the following subsections:

Goals: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable

Objectives: More measurable refinements of portions of the goal statement

Policies: Specific statements guiding actions and implying clear commitment. The policies are the specific actions needed to implement the neighborhood plan and are further categorized as programs, projects, new regulations, and development review policies. The categorical distinctions are important in determining the level and nature of effort required on the part of agencies and organizations. The four approaches to implementation are described in more detail as follows:

Programs generally refer to long-range monitoring, organizing, communications and similar efforts. Neighborhood volunteers perform many programs, though some may require involvement and even



Projects refer to construction projects requiring an expenditure of funds and/or physical assets. Implementation requires projects to be 1) placed on an agency capital improvement plan, 2) funded through the Neighborhood Reinvestment Program, 3) funded by an agency department budget, or 4) funded through some other means. It is the intention of this plan that financing of improvements will not be by involuntary taxing or contributions from property owners.

New Regulations result from new ordinances or amendments to the Boise City Code or other agency policies and laws. New ordinances and amendments must be adopted in order to achieve plan objectives. Actions under this category typically refer to amendments to Boise City's zoning code.

Land Use Application Review Policies are utilized by Boise Planning Staff and the Planning and Zoning Commission, or other decision-making bodies, in their review of development projects. Use of this tool is generally limited to those projects subject to discretionary review, including conditional use permits, zone changes, and other entitlement processes.

J. R. Chitwood built this home at 1321 Denver Avenue in 1891, shortly after Dundee First Subdivision was platted.



CHAPTER 2

BACKGROUND REPORT

HISTORY

The history of the Original South Boise Neighborhood is tied closely to the development of Southeast Boise.¹ The Original South Boise neighborhood was one of the first developments south of the river and was part of Boise's community development in the late 19th century.

Boise City developed in several phases. It was founded in 1863 next to a United States Army fort site at the crossroads of the Oregon Trail and the road to the Boise Basin gold mines. The city became a major distribution site for mining supplies and fresh food for Boise Basin miners. Boise's first ten blocks were platted on either side of what is Main Street east to west in a grid that paralleled the Boise River to the south. Over the next two years the city grew to 140 blocks. To the south, farms and ranches were homesteaded as early as 1863. Early homesteaders included Charles and Jacob Ryan, Joseph Bown, Charles Holcomb, Daniel Drake and Morgan E. Payne. It would be almost 30 years before a residential area developed south of the river.

In 1890 plans were developed for a new bridge to be constructed across the Boise River at Broadway Avenue. The planned bridge spurred development of South Boise. Access to South Boise had been to

the west at Eighth Street. The construction of a new bridge crossing inspired several real estate firms to invest in farm and ranch land for development purposes. Two of the first additions platted in anticipation of the coming bridge were the South Boise First Subdivision and the Londoner First Subdivision. The South Boise First Subdivision was bounded by University Drive on the north, Broadway to the east, the north side of Rossi Street to the south, with Oakland Street as the eastern boundary. The Londoner First Subdivision was bounded by Belmont Street to the north, Broadway Avenue to the west, Division Street to the east and to the south by Boise Avenue.²

Several of the firms investing in Boise land and real estate were Colorado corporations. Londoner First Subdivision was platted by Moses Londoner, a resident of Pueblo, Colorado. Another real estate firm, the Denver Land and Investment Company, incorporated in August of 1890. It was established in Denver and the board members were residents of Colorado.³ The registered agent was Walter P. Hard who, with Boise resident Judson Spofford, platted the Dundee First Subdivision in November 1890. The Dundee First Subdivision was triangular-shaped and bounded by the south side of Rossi Street on the north, Broadway Avenue on



ISHS 2989

Streetcar on the Broadway Bridge. Note tattered “South Boise Only” sign on front of streetcar.

the west, and Boise Avenue on the south.⁴

By 1892 the new bridge was completed. The finished bridge was 210 feet long and wide enough for wagons and foot traffic. The streetcar company laid track across the bridge in anticipation of continuing the interurban track from downtown Boise into South Boise. Housing and business construction had begun south of the river in the Dundee Subdivision. The Idaho Daily Statesman noted the number of residences being built south of the river. The newspapers mentioned the E. P. Gibson residence being constructed in Dundee at a cost of \$3000 and the J. R. Chitwood residence (1321 Denver Avenue) constructed at a cost of \$2400. A horse collar factory was constructed at the corner of Highland and Boise Avenue. The factory building was two stories tall. The factory, incorporated in 1891, was owned by O. W. Amers and made horse collars for horses at the Boise Barracks. Other proposed businesses included a tannery and a candle factory. The newspaper claimed that South Boise would “grow into a mighty little city itself” over the next several years.⁵

The community of South Boise did grow and by 1895 had enough residents to support a church and school. The Second Presbyterian Church was dedicated on September 15, 1895. It originally stood at the corner of Rossi and Broadway, but as church membership increased, it was moved to lots which the church purchased on Boise Avenue.⁶

Students in South Boise attended School District #6. Located on the northeast corner of Broadway and Boise Avenue, the school was later named “Garfield”. One of the first teachers at the school was Cynthia Mann, who taught eight grades at the school. Several Garfield School buildings were constructed over time. The first was a wooden structure that burned down and was replaced by a second wood schoolhouse. In 1899 a two-story brick school was built. This school housed students until it was torn down in 1952. It was located on the northeast corner of Boise Avenue and Broadway. A third school building was built in 1927 across Boise Avenue to accommodate grades 4-8. Students in grades 1-3 attended class in the old 1899 building. In the late 1940s postwar growth made it necessary to add onto the school, which grew from eight to twenty-one classrooms. A gymnasium and cafeteria were also added.⁷

South Boise’s growth continued steadily after the 1900s. The interurban streetcar system was laid across the Broadway Bridge in 1905. At first the South Boise line ran only to Garfield school. By the end of the first year, the line was extended to Linden Street and finally to the end of Broadway. A streetcar



ISHS 75-65.21

The Rossi Street Carbarns were located at the corner of Rossi and Grant.

barn was located on Rossi Street between Denver and Grant. Many South Boise men worked for the streetcar line as motormen, mechanics and conductors. The interurban system existed in Boise until 1928, at which time competition from automobiles forced the system out of business.⁸

Along with growth came neighborhood civic pride. In 1904 the Village Improvement Society was organized. The first meeting of the club was at the home of Mrs. Alvin C. DeMary.⁹ The club-women wanted parks in South Boise and they wanted roadsides, yards and school grounds to be weeded and kept free of trash. The members came from all areas of South Boise, but did a number of beautification projects in the Dundee First Subdivision. In 1905 W.P. Hard gave a triangle of ground to the village across from Garfield school for a park that the club members maintained. Among other things, they secured graded street crossings, gravel sidewalks and a fence to separate the mill ditch from Garfield school. The club changed its name to the South Side Improvement Club and through the years club members had bake sales, flower shows and garden tours to raise money for improvement and civic projects.¹⁰

The South Boise Department” was published weekly in the Idaho Daily Statesman from 1905 through 1910. Important news, events and announcements were published in the article. Notices of house construction in South Boise, including Dundee sub-division were advertised. Ads proclaimed, “Have you noticed how South Boise is growing... Vacant lots in Dundee First Sub-division are still offered at low prices.”¹¹ In 1910 efforts were begun by South Boise residents to annex the community to the city of Boise. Numerous house fires had raised concern for a fire station and other amenities.¹²

Dundee First Subdivision resident Walter S. Bruce headed the effort for annexation. He wanted to bring a bond issue to provide South Boise with adequate sewer system, street lighting and to provide the village with police/fire protection. In May 1913 South Boise, with a population between 1500-2000, was annexed to the city. With annexation to the city came changes to street names as several duplicated Boise City names. Dundee First Subdivision had numbered east to west streets. These streets were changed as follows: Third to Rossi Street, Fourth to Hale Street, Fifth to Highland Street, Sixth to Howe Street, Seventh to Warren Street, Eighth to Williams Street and Ninth to Garfield Street.

This grocery store was located at the corner of Oakland and Boise Avenue, where Cricket’s bar now operates. A home was attached to the north side of the store.



By 1920 a commercial district was located on the west side of Broadway, and included numerous businesses. Grocery stores included Utter's (which in time became Roddy's, then Hobdy's grocery, and currently is Coble Company); a two-story garage where the family lived on the second story and ran the business below, the Odd Fellows hall (IOOF), and the Second Presbyterian Church. There was also a grocery store and soda fountain, run by Andy Anderson, where residents could get ice cream sodas and milkshakes.

Other businesses in the area included Welton's South Boise Grocery store on the corner of Oakland and Boise Avenue. The Lord brothers built the grocery store and attached living quarters. They also had a warehouse where they kept hay, grain, and feed.¹³

Growth in the original South Boise neighborhood slowed during the Depression years as it did for most of Idaho. The 1929 stock market crash and the low price of farm commodities prevented many people from constructing or buying new homes. Federal relief projects and an influx of Dust Bowl refugees and displaced Idaho farmers brought many new residents to Boise in 1936. Throughout this difficult time Dundee residents continued to be involved in civic projects. Broadway Avenue was paved and WPA labor laid drain tile down the street. The end of the war brought new construction and new residents to the neighborhood as G.I.'s returned to Boise.

In 1940, Boise Junior College located its campus at the former airfield just south of the Boise River between Capitol Boulevard and Broadway. Its growth has been continuous in the years since. The BSU Master Plan sets the future university boundary at the north side of Beacon Street.

New houses that were constructed in the community reflected the nationwide trend in architectural styles. One popular style, the Minimal Traditional, can be seen throughout South Boise. This style lacked decorative detailing and was generally a one-story structure. Residents themselves built some South Boise houses. One builder, Mr. Capps, lived in the neighborhood on Euclid and built houses on Grant and other streets during the 1940s and 50s.¹⁴

South Boise continued to grow. The postwar baby boom led to the enlargement of Garfield School and the opening up of new subdivisions, such as Reinhart Circle, south of the original neighborhood on Boise Avenue. In 1958 South Boise acquired its first drive-through restaurant, a "Frost Top" built by South Boise resident Dan Compton on Broadway Avenue across from Garfield School.¹⁵

The original neighborhood retained a small, friendly atmosphere with neighborhood grocery stores, like Moore's on Broadway and some empty lots where children played. The neighborhood began to



ISHS 69-4.28

Garfield School was originally located on the northeast corner of Boise Avenue and Broadway.



ISHS 72-201.183

The Administration Building at Boise Junior College was built in 1940.

experience a loss of homeowners during the 1970s and 80s when Boise State University began to grow. Many homes were no longer owner-occupied and became rentals for college students. The growing university brought new problems to the neighborhood as residents addressed the issue of parking and ever-changing rental occupancy. Most recently, new construction has come to the area as the few remaining empty lots have been purchased and numerous homes and duplexes constructed.

Since the organization of the Original South Boise Neighborhood Association in June of 2000, residents have worked to improve the area, build relationships with Boise City and plan for future neighborhood growth and development. It meets three times a year and publishes a neighborhood newsletter between meetings.

The historic character of the Original South Boise neighborhood is evident in the houses that reflect a century of growth and development. (by Barbara Perry Bauer, 2003)



ISHS P1985.12 12/A

Broadway Avenue being paved in 1929.

The White Spot Laundry on Broadway, where Newt and Harold's is now located.



ISHS, Leo J. Leeburn, Jr. collection



Approximately 65 people attended the Original South Boise neighborhood meeting in October 2002.

These new homes on Lincoln Avenue have 3 bedrooms, 2.5 baths and are listed for \$142,000.



LAND USE

Original South Boise consists of 33 blocks, mostly platted in 25-by 125-foot lots. The area is laid out in rectangular grid fashion, with avenues running north-south and streets east-west. Nine blocks of the neighborhood are included in the South Boise First Subdivision, the balance from the Dundee First Subdivision. Many older homes from the area's early history remain and may in fact be historic. The area has developed continuously in the decades since, with architecture reflecting building styles from those periods. The neighborhood is located just south of Boise State University's southern border of expansion, Beacon Street.

Most of the land in the triangle is occupied zoned R-2, but is occupied by single-family homes (see maps on following pages). Over the last 40 years the neighborhood has developed into a medium-density community, ranging from 8 to 16 dwelling units per acre. The mix of housing types has remained relatively consistent during that time. Until recently, single-family, duplex and multi-family housing throughout the neighborhood was similar in scale, lending a dense, yet coherent "neighborhood feeling" to the area.

The Boise Comprehensive Plan in the early 1990s specifically targeted the triangle for redevelopment as multi-family housing because of its proximity to Boise State University. In 1999 the Comprehensive Plan modified this to protect areas that reflected the character of stable single-family neighborhoods.



This typical home on Euclid Avenue is being improved by a young family.

DEVELOPMENT TRENDS In the last three years, much infill has taken place in the Original South Boise triangle and little vacant property remains. The last five years have seen the development of 24

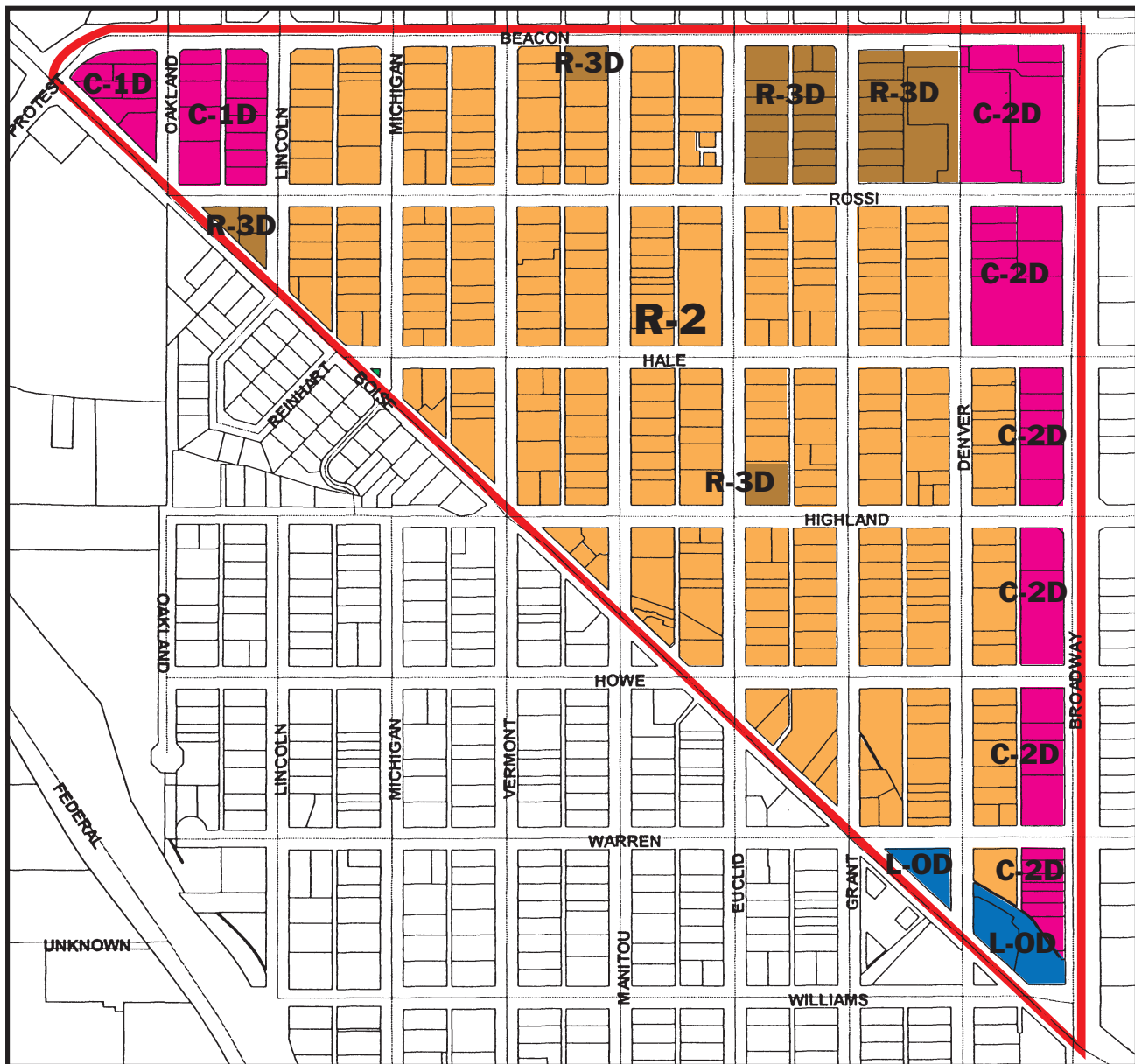


The balcony on the rear unit of this 20 by 90-foot duplex on Manitou Avenue looks directly into the backyard of the small historic house next door at left.

Original SOUTH BOISE










Zoning 2003

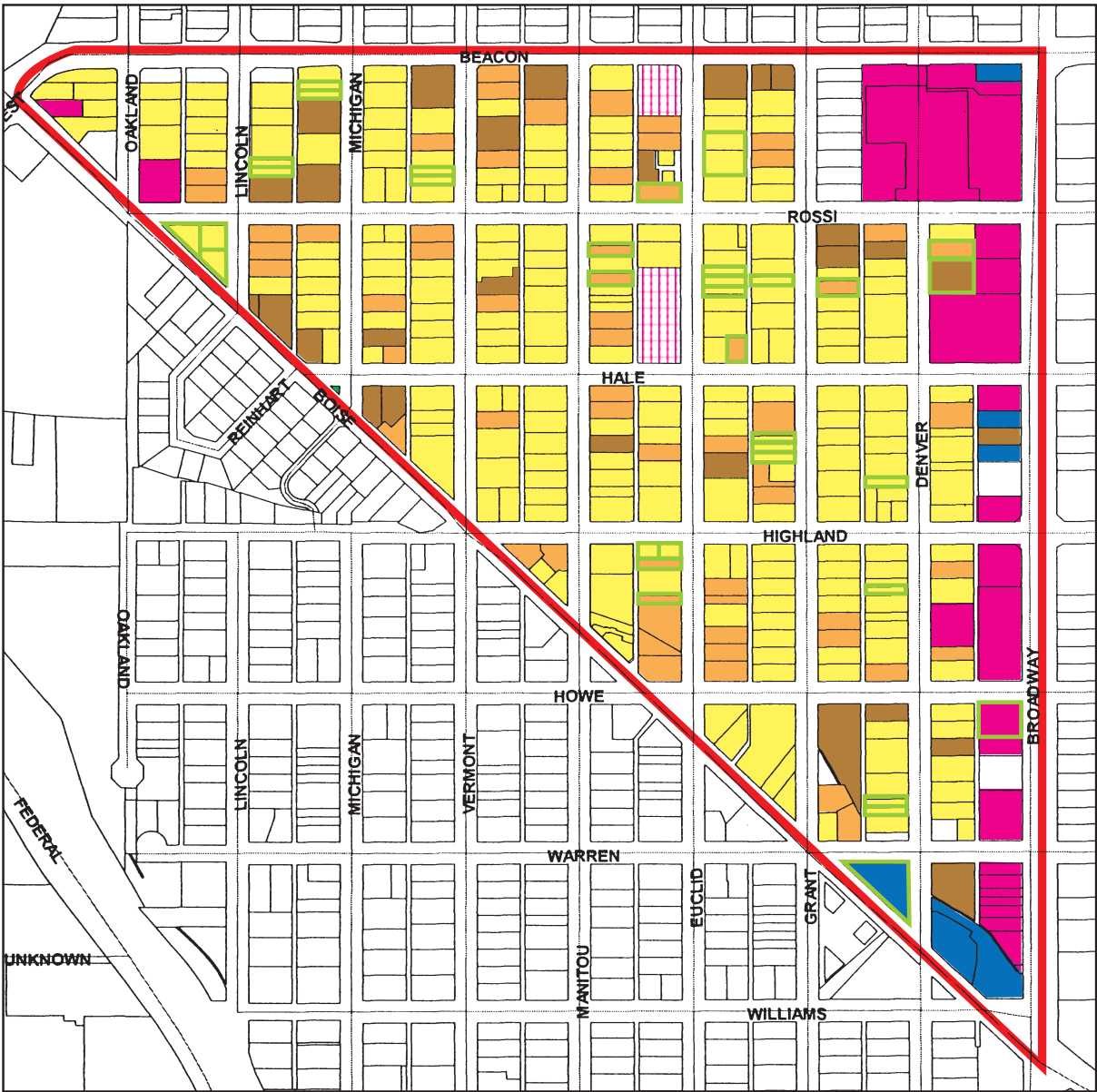
- Single-family residential
- Duplex residential
- Multi-family residential
- Light office
- Commercial
- Neighborhood boundary



Original SOUTH BOISE

Land Use June 2003

-  Single-family residential
-  Duplex residential
-  Multi-family residential
-  Light office
-  Commercial
-  Church
-  Vacant
-  Recent development
-  Neighborhood boundary





These three homes at the corner of Lincoln Avenue and Rossi Street were built on property zoned for apartments.



This home on Manitou Avenue has been recently upgraded by its owner.



Historic home on Vermont Ave.

This home on Manitou retains its historic character.

new single-family homes and 8 duplexes. Only one multi-family development (two threeplexes) has been constructed in that time—on property zoned C-2D. The only rezoning application was on a three-lot R-2 parcel to R-3 at the corner of Euclid and Highland in 2000. It was withdrawn by the owner after City staff recommended denial because of the parcel’s proximity to single-family homes.

In 2001 and 2002 five narrow two-story duplexes were constructed in this area. Ninety feet deep and 15 or 20 feet wide the units loomed over neighboring homes and had virtually no private open space. Alarmed by this style of development, residents, through the SouthEast Neighborhood Association, pressed the City to amend the zoning ordinance to deal with this problem. In May of 2002, City Council passed CAR02-00002: Residential Development of Substandard Lots. In the year since then, two duplexes have been constructed in the triangle and 12 single-family homes. Most of the single-family homes have detached garages and many have 3 bedrooms and 2.5 baths, as opposed to earlier 15-foot wide infill houses in Original South Boise which had 2 bedrooms and 1.5 baths.

Much recent development has occurred below the designated zone. For example, nine single-family homes have developed on property zoned R-3, and a duplex developed in 2001 on property zoned C-2. A home is currently proposed for a vacant parcel in a C-1 zone, at Oakland and Beacon.





These duplexes on Euclid Avenue are typical of 60's construction. They have plenty of yard for their residents and have been recently re-sided.

INVENTORY of HOUSING TYPES, June 2003

Single-family homes	241
Duplexes	60
Multi-family parcels	27

SINGLE-FAMILY HOMES are mostly modest in size, of about 1500 square feet or so. The vast majority are one-story, although many have basements. Perhaps the most common building type is a smaller cottage sited on a fifty-foot lot, built after the end of World War II. Most home-building occurred in the years prior to the mid-1960s. Most homes do not have driveways off the street for parking, but some do. Most homes are



These three houses on Highland Street create a "rowhouse" effect.

This older triplex on Manitou Avenue has been constructed so that the rear units are one-story and do not look down into the neighbors' yards.

well-maintained. In the recent past the area has seen many two-story single-family dwellings built. These are occurring on smaller parcels, mostly 25-by 125 feet. Approved or under construction in April 2003 are 10 single-family dwellings within the neighborhood's boundaries, the greatest home-building boom in at least 40 years in this area. Some of these are upscale 3-bedroom homes with detached garages. Two existing homes are currently being enlarged through additions to the rear of the structures.

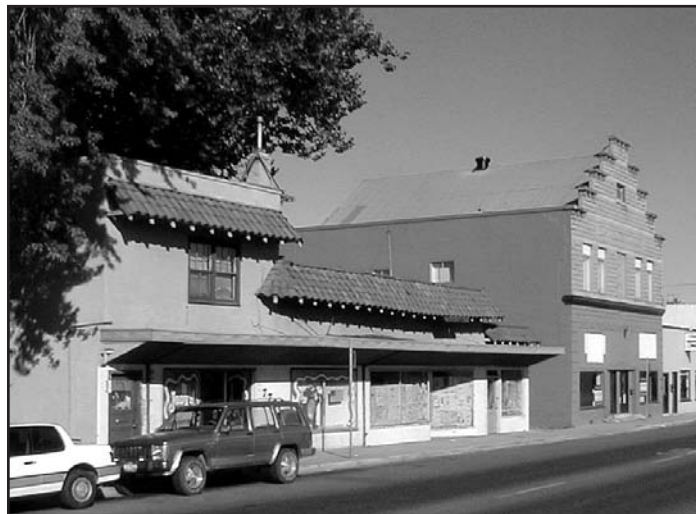
DUPLEXES tend to date from the 1960s with the most common form being a one-story building with entrances facing the side property line. These are all located on fifty-foot lots. About 15 homes have been converted to duplexes as well; some of these are owner-occupied. Recently, a small number of duplexes were developed on 25-or 30-foot lots with parking located both off the street and the alley. They are two-story structures. Neighbors, concerned about the compatibility of these duplexes with surrounding homes, worked to amend the Boise Zoning Ordinance to prohibit this form of development. Some duplexes developed recently on fifty-foot lots have sufficient parking to accommodate their residents on site. Two new duplexes, though, of 9 and 7 bedrooms, are unable to be parked on site. These units tend to lack usable open space for their residents as well.

MULTI-FAMILY HOUSING consists of two types: buildings developed originally as tri-or four-plexes and parcels which could not easily be divided that contain three or more dwelling units. Most multi-family parcels contain bona-fide apartment buildings; only three of these have more than four dwelling units in one building. The small balance of remaining multi-family parcels consist of homes and outbuildings divided up into apartments. These probably would not meet contemporary standards for parking and open space.



A bank, insurance agency, and architect occupy this office building at the corner of Broadway and Boise Avenue.

The three residential uses are mixed throughout the neighborhood with little apparent pattern, although many apartments are located in the blocks between Beacon and Rossi Streets. The 2000 Census identifies 444 households in this area, with a total population of 929 people.



The original commercial district of the Village of South Boise is located on Broadway south of Warren Street. The Rosedale Odd Fellows Hall is listed on the National Register of Historic places.

COMMERCIAL DEVELOPMENT has occurred at the three corners of the triangle and along Broadway Avenue, which is also Idaho State Highway 20. A shopping center dating from the 1950s occupies a one-and-a-half block area at the corner of Broadway Avenue and Beacon Streets. This shopping center originally occupied only the block bounded by Broadway, Beacon and Denver. It expanded in the 1980s and is approved to expand one more time to Grant Avenue. The development of the shopping center west of Denver has been under a CUP on property zoned R-3D. The main parking lot abuts Beacon Street, with a smaller lot located on Rossi Street at Denver Avenue.

The original commercial center of the Village of South Boise remains at the corner of Broadway and Boise Avenues. This consists of one- and two-story buildings built to the front of the property line with a small amount of parking behind, as well as parking on Broadway Avenue. Continuing around the corner along Boise Avenue are three office buildings built within the last twenty years or so.

The last area of commercial activity occurs along Boise Avenue. It consists only of a tavern located on a five-lot parcel at the corner of Oakland and Rossi Street and an automotive repair shop located on one lot adjacent to the owner's home. The entire two blocks that these business are located on are zoned C-1D. Other uses on these blocks are three vacant lots, thirteen single-family dwellings and two duplexes. A new three-bedroom home is proposed for the vacant lot at the corner of Oakland and Beacon.



The Broadway Center contains a wide range of basic neighborhood stores and services.



The Erstad Building on Boise Avenue at Denver blends well into the residential neighborhood beyond.



The Broadway Shopping Center is home to Boise's oldest Albertson's supermarket.

The University Baptist Church, seen from Beacon Street.



The Euclid Church of the Nazarene hosts a block party for the entire neighborhood each year.

The Mill Ditch at Denver and Warren.



SERVICES AND AMENITIES

The neighborhood is located approximately four blocks from the southern edge of Julia Davis Park and the Boise Greenbelt. A few blocks farther to the north is St. Luke's Regional Medical Center and downtown Boise. Neighbors prize their proximity to so many amenities and services.

Commercial Services Available Within Neighborhood Boundaries

Grocery store	1
Video rental	1
Barber/beauty	3
Laundromat	1
Restaurant, including fast food	6
Appliance store	1
Architect	2
Insurance agency	2
Jeweler	1
Camera store	1
Drug store	1
Post Office substation	1
Paint store	1
Tavern	1
Bank	2
Gas station	2
Immediate medical clinic	1
Other retail	5
Other services	3

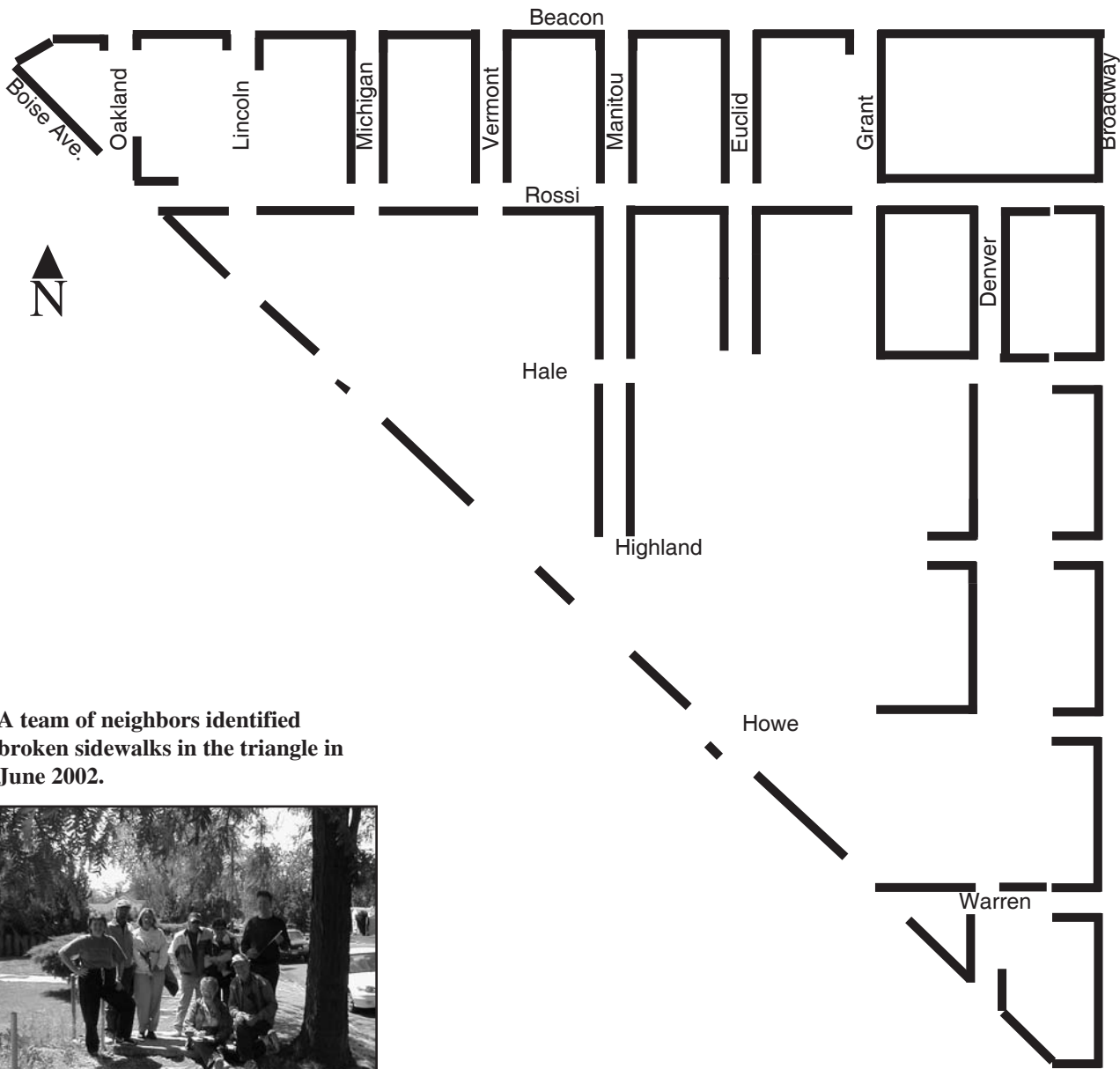
CHURCHES Original South Boise is home to two churches, both located on Euclid Avenue. The Euclid Church of the Nazarene has been at its location at the corner of Hale and Euclid (the geographic center of the triangle) since the 1930s. The congregation has been helpful in the growth of the Original South Boise Neighborhood Association. For the last three years they have thrown a block party for the neighborhood. Their targeted area of outreach has been the same as our neighborhood boundaries. The University Baptist Church is located on Beacon Street at Euclid.

WATER AMENITY The South Boise Water Company owns one of the earliest water rights on the Boise River, dating back to 1865. It operates the Mill Ditch and its laterals, which enable numerous residents to irrigate their properties at a reasonable price. The ditch runs open from Broadway north of

Original SOUTH BOISE

Sidewalk Gaps

Black lines indicate sidewalks



A team of neighbors identified broken sidewalks in the triangle in June 2002.



Boise Avenue to the alley between Euclid and Manitou near Highland. Some laterals farther down the line run open as well. The water flows from April through October.

SIDEWALKS The area is crisscrossed with sidewalks, but only one complete interior route exists through the neighborhood from one boundary to another—Rossi Street. One-block gaps exist on Manitou and Denver Avenues and no east-west route exists between Rossi and Warren Streets. Some sidewalks are 90 years old and are in need of repair.

STREETLIGHTS Almost all intersections have streetlights. Many property owners have placed their own lights on poles in the alleys behind their homes and pay monthly for the power to light them.

TREES Homes and streetscapes reflect a number of mature trees that provide beauty and shade to the area. Most entrances into the neighborhood from Broadway are enhanced by attractive landscaping planted and maintained by Broadway businesses. Neighborhood volunteers have planted 22 new trees in public rights-of-way within the triangle in the last two years.



This parking lot extends though to residential areas on Denver with little landscape screening.

NEIGHBORHOOD INTRUSIONS Late-night commercial uses have intruded into residential areas, such as the loading dock of the Albertsons store on Rossi, the McDonalds drive-through lane near Denver, and the Murphy’s parking lot, also on Denver. The widening of Beacon Street in the early 1990s brought that roadway within a few feet of residences, with virtually no mitigation, except wood fences. The neighborhood has been the recipient of numerous developments incompatible with the character of the neighborhood, such as a two-and-a-half story quad triplex behind two patio homes on Euclid and the ninety by 15-or 20-foot duplexes adjacent to historic single-story homes.



This 2.5 story quad triplex on Euclid Avenue has porches and living room windows that look down into the back yards of neighbors on both sides.



The original Boise High building.

ISHS 73-163.17



Boise High School today.



East Junior High is located on Warm Springs Avenue near Broadway.

SCHOOLS

SCHOOLS In 1864 a public school system was established in Idaho Territory. In 1865 the territorial governor appointed J. B. Knight as the county superintendent for Ada County and he organized School District No. 1, which included Boise City and the adjacent lands. The Original South Boise Neighborhood uses the public schools of Garfield Elementary, East Junior High and Boise High School.

The first Boise High School was built in 1902 on the site where the central portion of the school is today. In 1908 the east wing was built and attached to the original structure, The west wing was constructed in 1919-1913 and attached to the original building. The industrial arts building was constructed during 1919-20 and replaced with the central portion which exists today.

Boise High School is a three-year comprehensive public senior high school with current co-educational enrollment of approximately 1110 students. Faculty number 78, with an average of 15 years teaching experience. 67% have advanced degrees. Three counselors are assigned approximately 385 students each and remain with them through graduation. Additional support services are provided by a social worker, psychologist, nurse and transition counselor. A full-time career counselor provides secondary services to parents.

Boise High has over 60 sponsored clubs and activities. Ninety-two percent of the student body are Caucasian and 8% are minorities. The school library is open on school days from 6:30 am till 4 pm. Computers are available for student use and the District provides them to support and enhance the curriculum. Databases are available for student use. Boise High maintains an INTRANET page which gives students access to the library resources including databases, curriculum-driven software, and the World Wide Web.

East Junior High School was constructed in 1952 to relieve crowding at Boise Junior High (now North Junior High). It was constructed on the old Public School Field grounds on Warm Springs Avenue.



Generations of South Boise kids have been East Junior High “hornets”.

ISHS 60-120.35



Children in front of Garfield School early in the last century.

Since its beginning it has had several additions. In 1972, an industrial arts building was added to the school and in 1973 three relocatables. In 1974, a gym annex and dressing rooms were added.

East Junior High has a total enrollment of 725 students of whom 35 are English Language Learners, 69 are special education participants, and 166 receive free/reduced lunch. The teachers have an average 7.9 years of experience. 56% hold a master's degree, 100% are certified by the state and 6 are mentors or National Board Certified. The library contains over 10,000 books, videos and audio tapes. Forty computer stations have full internet access. Other library programs include Operation Wish Book, Read To Me, (a literary project helping at-risk students and their parents meet reading goals), Idaho Summer Reading Program and others.

The predecessor of Garfield Elementary School was a tiny log cabin built in 1863 a mile or so east of the original location. In 1873 another school stood in the same location, comprised of one room, home-made benches and a wood-burning stove. That stove caught the school on fire in 1889 and the school burned. The pupils finished the term in the old "Block House," the home of Joseph and Temperance Bown, at the end of Parkcenter Boulevard.

As Boise grew closer to the rural schools, many opted to become annexed to the larger Boise School District. Garfield, part of the Holcomb School District #9 was annexed in 1910. The original building, which stood at the northeast corner of Boise Avenue and Broadway, was replaced by a new structure across Boise Avenue. During the late 1940's tremendous growth created a need for new school buildings and additions. Garfield received an addition in 1949.

Garfield Elementary has a total enrollment of 509 students. Fifty-one percent (51%) receive free/reduced lunch, 2.2% are in the gifted and talented program and 12.6% are special education participants. Forty-seven percent (47%) of the teachers hold a master's degree, 100% are certified by the state and 3 teachers are mentors or National Board Certified. Garfield has an overall class size that is smaller than other schools in the District.



Garfield School today.

Average Pupils per Class		
Grade	Garfield	District
Kindergarten	20.3	20.1
First Grade	18.3	20.6
Second Grade	17.3	21.8
Third Grade	19.7	22.2
Fourth Grade	22.3	24.7
Fifth Grade	19.7	23.9
Sixth Grade	30.0	22.6
Elementary Avg.	20.3	22.642

Boise High School, East Junior High and Garfield Elementary offer mutipurpose use for the students, parents and residents of South Boise. In 1971-72 the Community Education Program began at three district schools. The program's purpose was to provide educational opportunities for district patrons in neighborhood schools after the regular school day. The program has grown from some 50 course offerings to over 300 offerings in 40 schools and locations. For spring 2003, Boise High School has 27 course offerings, East Junior High, 43 and Garfield, 2.

In 1985 the School Volunteer program began Partners in Education. The program, which partners one business/corporation, one BSU school/college and one elementary or secondary school, began as a pilot program funded by the National School Volunteers and a grant from the H.J. Heinz Foundation, Inc. It is nationally recognized as a model of community involvement in the public schools.

The Boise School District has developed a parent education program, Parenting For Success, to offer support and skills to assist parents or guardians with raising happy and responsible kids. Classes are offered throughout the the city's buildings at different times throughout the semester and are taught by certified school counselors who have extensive training and experience. Boise High School offers Family Survival Training At-Risk Instruction and Support for Parents and Parent Survival Training for High School Students Grades 10, 11, 12.

In order for students to be bused to their schools, they must live at least one and one-half miles from their designated school. Students attending Garfield Elementary and living within the Original South Boise Neighborrhood boundary would walk to their school. Students attending East Jr. High and Boise High are eligible for school bus transportation.

School bus stops have been established near where students live. School buses do not stop at homes of each student but usually within four to five blocks of their homes.



Four Oregon Trail parks have developed along Boise Avenue on small, neglected triangular parcels of land.

Broadway is beautified by its median of street trees.



TRANSPORTATION

As mentioned previously, the neighborhood is bounded by three major roadways, Broadway, Beacon, and Boise Avenue. Broadway and Beacon are classified as arterial streets, and Boise Avenue is a 30 mph 2-lane collector. Boise Avenue also follows the route of the Oregon Trail through Boise and has been improved along its length from Broadway to Boise Avenue with four “pocket parks” which have taken undevelopable parcels and improved them with landscaping and historic interpretation. The Oregon Trail Plan has been incorporated into the Boise Comprehensive Plan.

Although the three boundary streets carry considerable volume, interior local streets experience a much lower level of daily traffic. ACHD right-of-way on all interior streets is 66 feet. A certain amount of cut-through traffic does occur, but it is relatively insignificant, both in volume and speed. Streets with highest volume are Rossi Street, which is not stopped between Boise Avenue and Broadway, and Highland Street, which is signalized at Broadway. Anecdotal evidence suggests that cut-through traffic on Denver Avenue has decreased since the West Parkcenter Bridge eased congestion on the Beacon/Broadway intersection.

At the current time, there are no projects in ACHD’s Five Year Work Program (FYWP) 2004-2008 under consideration for Original South Boise.

ACHD TRANSPORTATION ALTERNATIVES Ada County Highway District (ACHD) Com-muteride provides access to several forms of transportation alternatives in the Treasure Valley. One form highly accessible to the neighborhood is Boise Urban Stages (The BUS). Service is provided with half-hour schedules during peak hours and hourly service during mid-day. Saturday routes are available in a different configuration from weekday routes.

In January 2004 Bus fare vary from 1 dollar for adult per trip; youth/student fare is 65 cents, and seniors or disabled persons pay 50 cents. Monthly fare passes are available for \$18 to \$36. Passes may be purchased within Original South Boise at Albertson’s.

The BUS stops for South Boise riders on Broadway intersection corners for routes to and from downtown or southeast Boise areas.

The widening of Beacon Street brought the roadway quite close to residences.



South Boise Traffic Counts

taken from ACHD Website documents compiled by ACHD from data collected by ACHD and ITD 04/Mar/03.

Street	Location	Date	Count	Direction	AM Peak	PM Peak
Beacon St	W/O Broadway Ave	11/5/02	10,652	EB WB	326 203	419 604
Boise Ave	E/O Protest Rd	9/11/01	13,243	EB WB	250 583	731 600
Broadway Ave	N/O Fed Way to Highland	10/31/00	30,852	NB SB	1,218 1,015	1,483 1,423
	N/O Highland St	9/10/02	27,433	NB SB	410 952	1,144 970
Euclid Ave	N/O Boise Ave	9/04/97	289	NB SB	11 8	15 13
Grant Ave	S/O Hale St	2/21/96	436	NB SB	18 4	17 14
Hale St	E/O Boise Ave	8/27/97	430	EB WB	6 19	12 27
Highland St	W/O Denver Ave	1/23/03	796	EB WB	21 14	32 37
Howe St	(not listed)					
Lincoln Ave	S/O Rossi St	5/28/96	527	NB SB	29 8	14 19
Manitou Ave	N/O Boise Ave	10/18/00	478	NB SB	20 16	19 18
Michigan Ave	S/O Rossi St	1/23/03	316	NB SB	5 4	7 11
Oakland Ave	S/O Belmont St	1/19/95	544	NB SB		29 24
Rossi St	E/O Manitou Ave	1/23/03	1,175	EB WB	19 28	61 77
Vermont Ave	N/O Boise Ave	8/22/97	366	NB SB	10 8	13 19

OSBN counts taken from ACHD Website documents compiled by ACHD from data collected by ACHD and ITD 04/Mar/03



Entrances into our neighborhood from Broadway are enhanced by the landscaping required of businesses.

FOOTNOTES

¹ For a brief overview of Southeast Boise see “South Boise Historical Overview” by Barbara Perry Bauer prepared for the Southeast Boise Neighborhood Association, April 2003.

² Street names in Boise have changed over time. When the South Boise First Subdivision and Londoner Subdivision was platted in 1890, University Drive was called Main Street, Rossi was Third Street and Division Street was not yet named. Plats of South Boise First Subdivision and Londoner First Subdivision. On file at the Ada County Recorder’s office, Boise, Idaho.

³ Secretary of State, Business Entities, Denver Land and Investment Company, 1890.

⁴ Plat of Dundee 1st Subdivision on file at Ada County Recorder’s office, Boise, Idaho.

⁵ *Idaho Daily Statesman*, April 17, 1895, p. 6.

⁶ *Idaho Pioneer Statewide*, Faith Turner “South Boise Community Grows Throughout the Years” February 26, 1953.

⁷ Barbara Perry Bauer, “South Boise Historical Overview” prepared for the Southeast Boise Neighborhood Association. Revised April 2003.

⁸ Ibid

⁹ The Hopffgarten family extensively remodeled the DeMary home located on Boise Avenue.

¹⁰ *Idaho Pioneer Statewide*

¹¹ *Idaho Daily Statesman*, Advertisement, March 19, 1911.

¹² *Idaho Daily Statesman*, “South Boise May Be Annexed”, January 11, 1910, p.6.

¹³ Fritchman and Mays interview. OH 552, Bill Hopffgarten, Idaho State Historical Society Library and Archives.

¹⁴ Personal interview with Mary Shell, October 2002.

¹⁵ Interview with Dan and Bonnie Compton, March 4, 2002.



This newer duplex at left on Denver Avenue was built in a C-2D zone. Design review helped it blend into the neighborhood of older homes like the one above, which is located across the street.

This older fourplex on Hale Street at Boise Avenue matches the neighboring single-family home in height and scale.

Both entrances of this Vermont duplex can be seen from the street.



CHAPTER 3 PLAN OBJECTIVES AND POLICIES

ORIGINAL SOUTH BOISE PLAN – COMMUNITY QUALITY/LAND USE

GOAL	OBJECTIVE	POLICIES
------	-----------	----------

GOAL 1
Preserve the neighborhood character and housing mix of Original South Boise Neighborhood.

Objective 1
Encourage regulations and land uses that allow for development that blends with existing homes.

- 1) Initiate a rezone of R-2 areas to R-2D to allow for duplexes to be built in character with the neighborhood.
- 2) Amend the Boise Comprehensive Plan to delete 2.16 Higher Education, Objective 1, Policy 11 “The area immediately south of Beacon Street and north of Boise Avenue, and between Lincoln Avenue/Boise Avenue, that is not part of a stable, single-family residential neighborhood, should be redeveloped to provide multi-family housing as the area transitions towards a more intensive university use.”

Objective 2
Create and implement design recommendations that help two-family dwellings blend with the existing neighborhood homes.

- 1) Encourage the use and adoption of the following or similar Duplex/ townhome Design Guidelines for development in the Original South Boise Neighborhood.
 - Duplex/ townhome Design Guidelines
 - Require one parking space per bedroom to ensure adequate parking in the neighborhood.
 - Limit lot coverage of building and parking to 65% in the R-2 zones.
 - Use design features that break up the mass of the structure (bump-outs, dormers, porches, etc.)
 - Orient balconies and windows to avoid interference with the privacy of adjacent residences.
 - Require duplex design that has both duplex entrances visible from the street, for the safety of future residents.
 - Require covered porches or stoops
 - Require live plant material in landscape areas and front setback with underground sprinklers.
 - Require new street trees in ACHD right-of-way.
 - Require curb, gutter and sidewalk where none exists in areas where our plan calls for sidewalks to be added.
 - Increase side yard setback to 8 feet for any part of structure over 10’ above grade so that two-story buildings step down to one story at the 5-foot side yard setback. One and a half story buildings would have a standard 5-foot setback.
 - Restrict height of duplexes to two stories to increase consistency with existing homes.

These townhomes on Manitou are two-story, but have no side windows looking down into neighbors’ yards.



**Community quality/Land use policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 3 Maintain housing in good condition</p>	<ol style="list-style-type: none"> 1) Work with neighborhood volunteers to assist those with rundown properties with renovation and cleanup. 2) Investigate forming neighborhood nonprofit organization to buy and renovate properties for homeownership. 3) Consult with existing agencies (Idaho Housing and Finance Association, Neighborhood Housing Services, Boise City, and other agencies) to start a program in Original South Boise Neighborhood to buy and renovate properties for homeownership. 4) Actively promote area to realtors with advertising in the neighborhood newsletter. Contact area businesses for news from their perspective. 5) Support with Boise Code Enforcement to resolve outstanding zoning code violations. 6) Investigate a neighborhood “clean up day” when neighborhood residents will be able to dispose of waste with reduced fees, encourage recycling and proper disposal of hazardous waste (paint, oil, medicines, and computers).
<p>Objective 4 Preserve yards</p>		<ol style="list-style-type: none"> 1) Promote education of residents on landscaping techniques through neighborhood news articles, seminars, informational classes, and promote concepts with realtors. 2) Support a neighborhood program to cultivate trees and shrubs common to the area to give away to neighbors to enhance the livability and beauty of their yards.



These “volunteer” trees and shrubs are being grown to give away to neighbors who can use plant material in their yards.



A homeowner on Vermont Avenue at Rossi Street improves his property with a new wood fence.

**Community quality/Land use policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 5 Maintain and improve boundary between commercial and residential uses</p>	<ol style="list-style-type: none"> 1) Work with businesses to enhance/replace landscaping and fencing where commercial uses abut residences. 2) Promote communication between residents and business to resolve issues beneficially to both. 3) Maintain commercial development in those areas now zoned for it, including the approved expansion of the Broadway Shopping Center 4) As commercial development expands in commercial zones adjacent to residential uses, negative impacts such as noise, traffic, hours of operation, and exterior lighting should be mitigated.

The AT&T Wireless building on Broadway backs up to the alley, forming a barrier between its parking lot and the residence behind it on Highland Street.



ORIGINAL SOUTH BOISE PLAN — SAFETY

GOAL

POLICIES

Goal 2.
Promote a safe neighborhood

- 1) Continue dialogue with neighborhood police officers to identify problems in the neighborhood and work toward solutions.
- 2) Mutually investigate a block-by-block neighborhood watch program.
- 3) Investigate the establishment of a neighborhood patrol program.



Neighborhood Contact Officer Kip Higby meets neighbors at the debut of the Police Department's new mobile substation at the block party in 2002.

ORIGINAL SOUTH BOISE PLAN — SENSE OF COMMUNITY

GOAL	OBJECTIVE	POLICIES
<p>Goal 3. Promote a sense of community for the Original South Boise Neighborhood.</p>	<p>Objective 1 Encourage communication between neighbors.</p>	<ol style="list-style-type: none"> 1) Continue neighborhood association, newsletter and telephone tree. 2) Implement events to get neighbors to meet one another and improve the neighborhood. Some ideas are: Neighborhood Clean-up Day, Neighborhood picnic, Neighborhood Night Out, Block party, Releaf Boise, Paint the Town, Rake up Boise, Mill Ditch regatta for kids, historic walking tours. 3) Explore establishment of a neighborhood website.

Neighbors brought their kids to this backyard meeting celebrating the first anniversary of the Original South Boise Neighborhood Association in June 2001. About 40 were in attendance.



Neighborhood children enjoy the Nazarene Church Block Party each year.

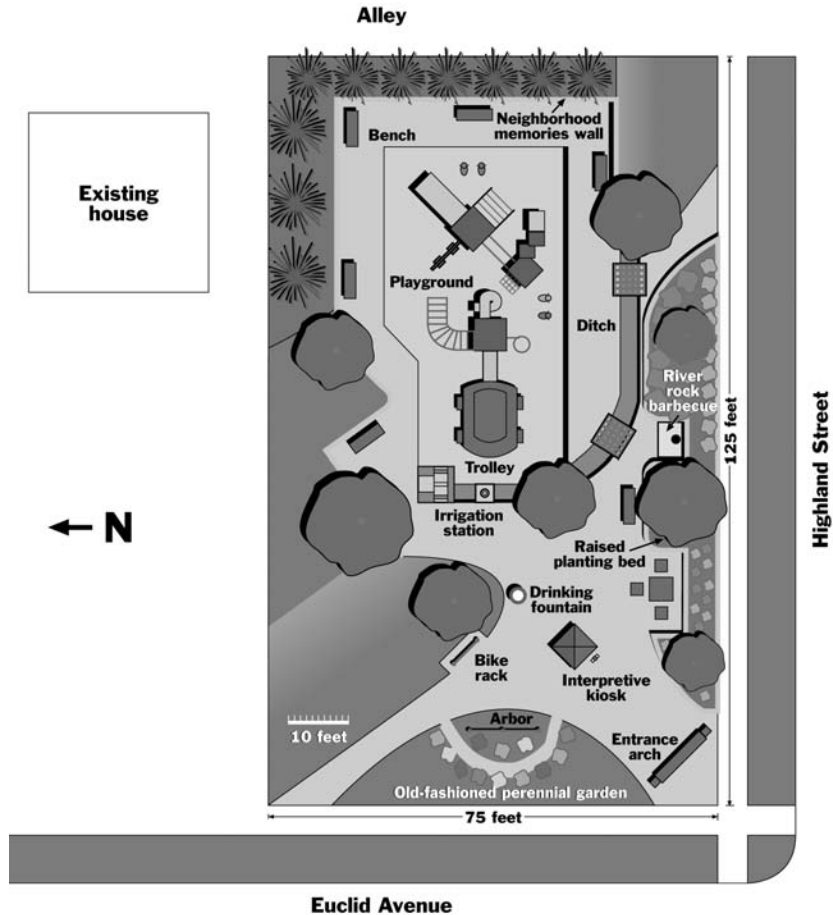
Sense of Community policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 Work toward establishing neighborhood park and community gardens .	1) Investigate developing a micro-park on the northeast corner of Euclid and Highland Street, preserving existing home on lot (see plan and description below). 2) Work with property owners to use vacant parcels as community gardens.

A park for Original South Boise

Features of the park could include:

- Playground equipment,
- An interpretive kiosk with historical information about the area,
- A water feature fed from the irrigation ditch behind the park,
- Old-fashioned plantings which reflect the area: lilacs, climbing rose, syringa, forsythia, etc.,
- A barbecue fireplace constructed of river cobbles, typical of our neighborhood,
- An entrance arch whose construction recalls the old Broadway Bridge,
- A miniature streetcar for children to play on,
- A history wall with firsthand reminiscences of the area’s history on permanent metal panels,
- Shade trees, a drinking fountain and ample seating,
- An area for display of artwork from nearby Garfield School students



**Sense of Community policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 3 Enhance usefulness and beauty of the Mill Ditch</p>	<ol style="list-style-type: none"> 1) Promote widespread ownership of South Boise Water Company among property owners. 2) Investigate purchasing shares of South Boise Water Company for Original South Boise Neighborhood Association to use to irrigate landscaped neighborhood improvements. 3) Investigate creating overlooks of the ditch at Grant, Euclid, and Denver Streets. 4) Build bridge over ditch at Warren Street to connect sidewalk. 5) Investigate the installation of a pressurized irrigation system for the neighborhood.
	<p>Objective 4 Create sense of enclosure for the neighborhood.</p>	<ol style="list-style-type: none"> 1) Enhance boundary streets with more trees, on both public and private property, with consent of property owners. 2) Encourage fences along Beacon Street. 3) At neighborhood entrances, investigate development of a variety of signs and small public artworks to denote boundaries 4) Work toward establishing a tax-exempt foundation as funding source for neighborhood enhancements.

Street trees could enhance these apartments at Grant and Beacon.



Concept for a neighborhood entrance sign.



ORIGINAL SOUTH BOISE PLAN — ECONOMIC DEVELOPMENT

GOAL

Goal 4.

Revitalize the South Boise business district on Broadway, south of Warren Street.

POLICIES

- 1) Encourage shared parking agreement with other nearby businesses,
- 2) Encourage pedestrian-oriented business use of ground-floor retail space.
- 3) Encourage renovation of historic properties through education programs for property owners about historic preservation tax credits, and National Trust for Historic Preservation’s Main Street Program.
- 4) Improve streetscape with historic lights, benches and street trees through neighborhood grants and federal transportation enhancement grants.
- 5) Investigate and develop historic signage for the commercial center.



The old South Boise business area might benefit from streetscape improvements like those downtown on Eighth Street.

ORIGINAL SOUTH BOISE PLAN — HISTORIC PRESERVATION

GOAL	OBJECTIVE	POLICIES
<p>Goal 5. Preserve historic landmarks and identity of Original South Boise.</p>	<p>Objective 1 Investigate the development of historic elements of the Original South Boise Neighborhood</p>	<ol style="list-style-type: none"> 1) Request historic survey by Boise City to investigate the establishment of the Original South Boise Historic District. 2) Maintain and enhance Oregon Trail parks along Boise Avenue. 3) Create a historic marker sign program. 4) Investigate appropriate locations for historic streetlights. 5) Continue South Boise History Project to collect historic information about the area.

Historic light pole



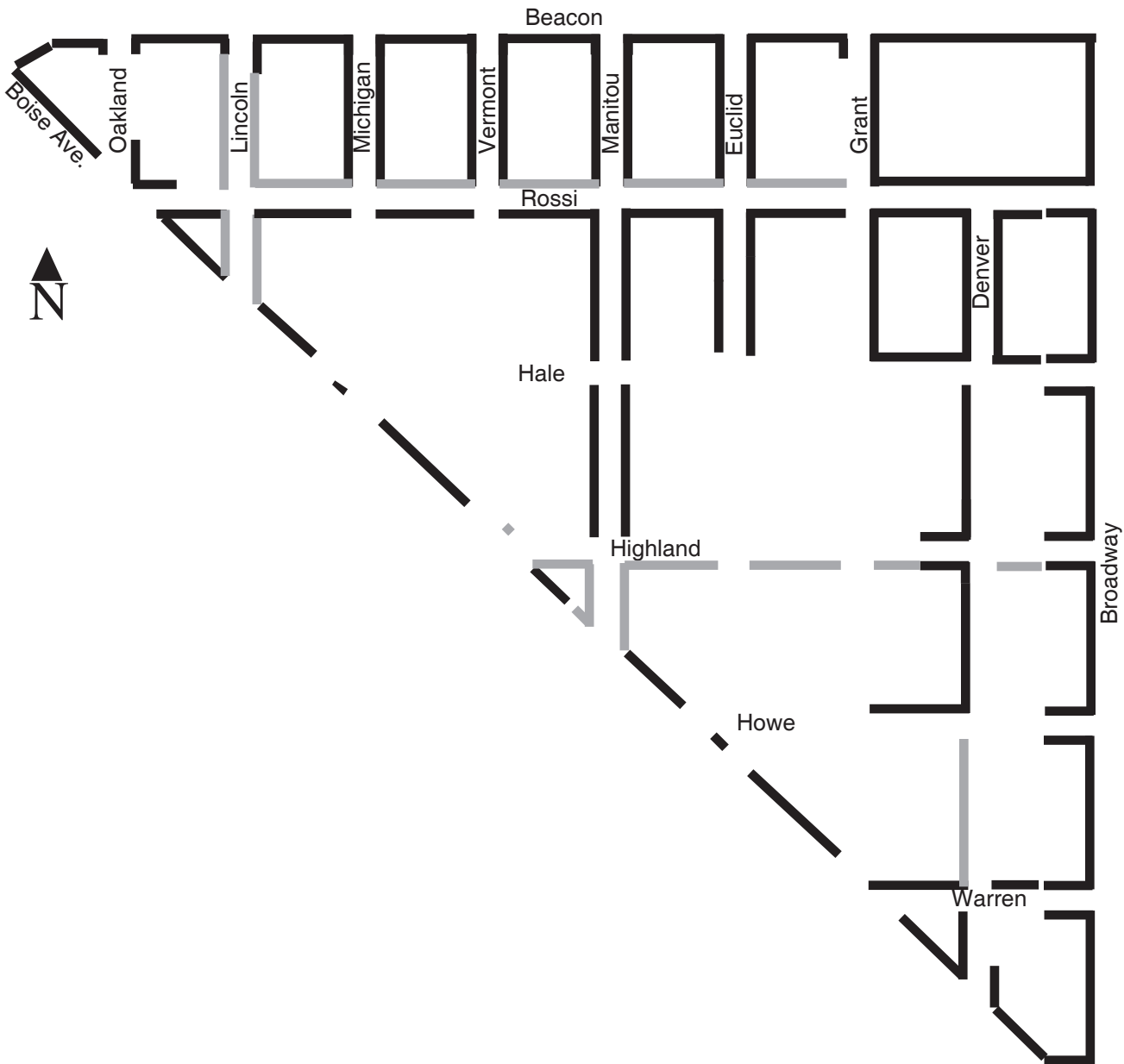
Oregon Trail Park on Euclid Avenue at Howe Street.





Proposed Sidewalks

Gray lines indicate new sidewalks



ORIGINAL SOUTH BOISE PLAN — TRANSPORTATION

GOAL	OBJECTIVE	POLICIES
<p>Goal 6. Preserve and enhance pedestrian access to neighborhood and the surrounding area.</p>	<p>Objective 1 Improve pedestrian safety via neighborhood sidewalks.</p>	<ol style="list-style-type: none"> 1) Apply annually to the Mayor’s Neighborhood Reinvestment program to repair broken sidewalks. <hr/> 2) Apply annually to the ACHD Neighborhood Enhancement Program to connect existing sidewalk system by installing the following sections, in priority, with emphasis on preserving mature trees: <ol style="list-style-type: none"> a. Highland Street, Broadway to Boise Avenue. b. 1600 Block of Denver, west side c. 1500 Block of Manitou, both sides d. 1200 and 1300 blocks of Lincoln, both sides e. 1400 block of Boise Avenue. (short section) f. North side of Rossi, Grant to Boise Avenue. <hr/> 3) Create marked crosswalks on Beacon Street with ACHD funding. <hr/> 4) Investigate enhancement and encouragement of bike lanes for Broadway, Beacon, and Boise Avenues.



The Original South Boise Street Garden Program has developed plans to beautify right-of-way strips next to sidewalks with low-water plants.



Volunteers from within the Original South Boise triangle dig holes for Releaf Boise trees on Boise Avenue at Rossi Street in 2002. All 22 Releaf trees planted in 2001 and 2002 in our neighborhood have been cared for and survived.

**Transportation policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 Maintain and improve streetscape	<ol style="list-style-type: none"> 1) Continue to plant trees in right-of-way areas: <ol style="list-style-type: none"> a) Work with property owners and Releaf Boise program. b) With consent of property owners, install automatic sprinklers in rights-of-way strips. c) Investigate possibility of pumping ditch water for right-of-way irrigation. <hr/> 2) Apply for Neighborhood Reinvestment Program (NRP) grant to install a pump station for neighborhood Right-of-Way (ROW) <hr/> 3) Work with Boise City Public Works to add more lighting to alleys and streets where desired by property owners and in conformance with Public Works policies. <hr/> 4) Work with appropriate agencies to develop an alley paving program where desired by property owners. <hr/> 5) Continue to work with Boise State horticulture program for street garden projects. <hr/> 6) Enhance Rossi Street with bulb-outs and/or brick pavers and landscaping at Grant, Manitou and Michigan Streets. <hr/> 7) Work with Broadway businesses to replace or enhance landscaping at neighborhood entrances. <hr/> 8) Develop, as a neighborhood project, historic murals for blank walls of businesses with approval and direction from property owners.



Historic murals on the large blank walls of Cricket’s and the Kelley-Moore paint store at each end of Rossi Street would create distinctive neighborhood entrances on our main internal thoroughfare.



This stone house on Euclid at Rossi Street could be eligible for listing on the National Register because of its distinctive construction.